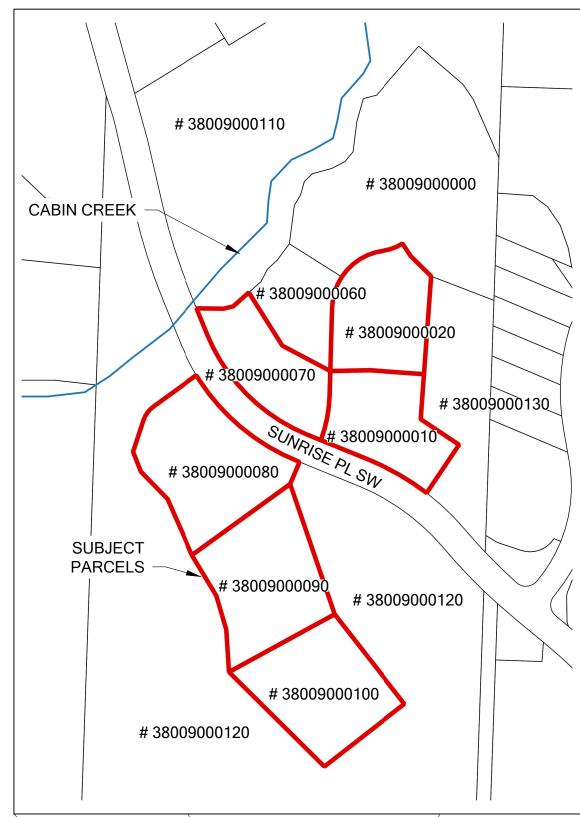
KELKARI TOWNHOMES







VICINITY MAPS

NOTES

1. WETLANDS DELINEATED BY: THE WATERSHED COMPANY ON JULY 6,7,9,AND 16TH OF 2015 AND FEBRUARY 2 AND 15TH OF 2016.

2. SURVEY RECEIVED FROM: CORE DESIGN INC, ON JUNE 28TH, 2016.

LEGEND

WETLAND BOUNDARY ----- CRITICAL AREA BUFFER

----- CRITICAL AREA BSBL — STREAM OHWM

STREAM CENTERLINE ---- PARCEL BOUNDARIES

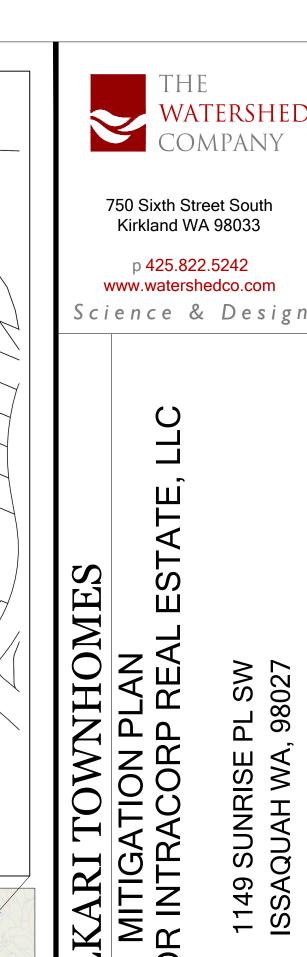
> 30% PLANS NOT FOR

CHECKED: JOB NUMBER: 150635 SHEET NUMBER:

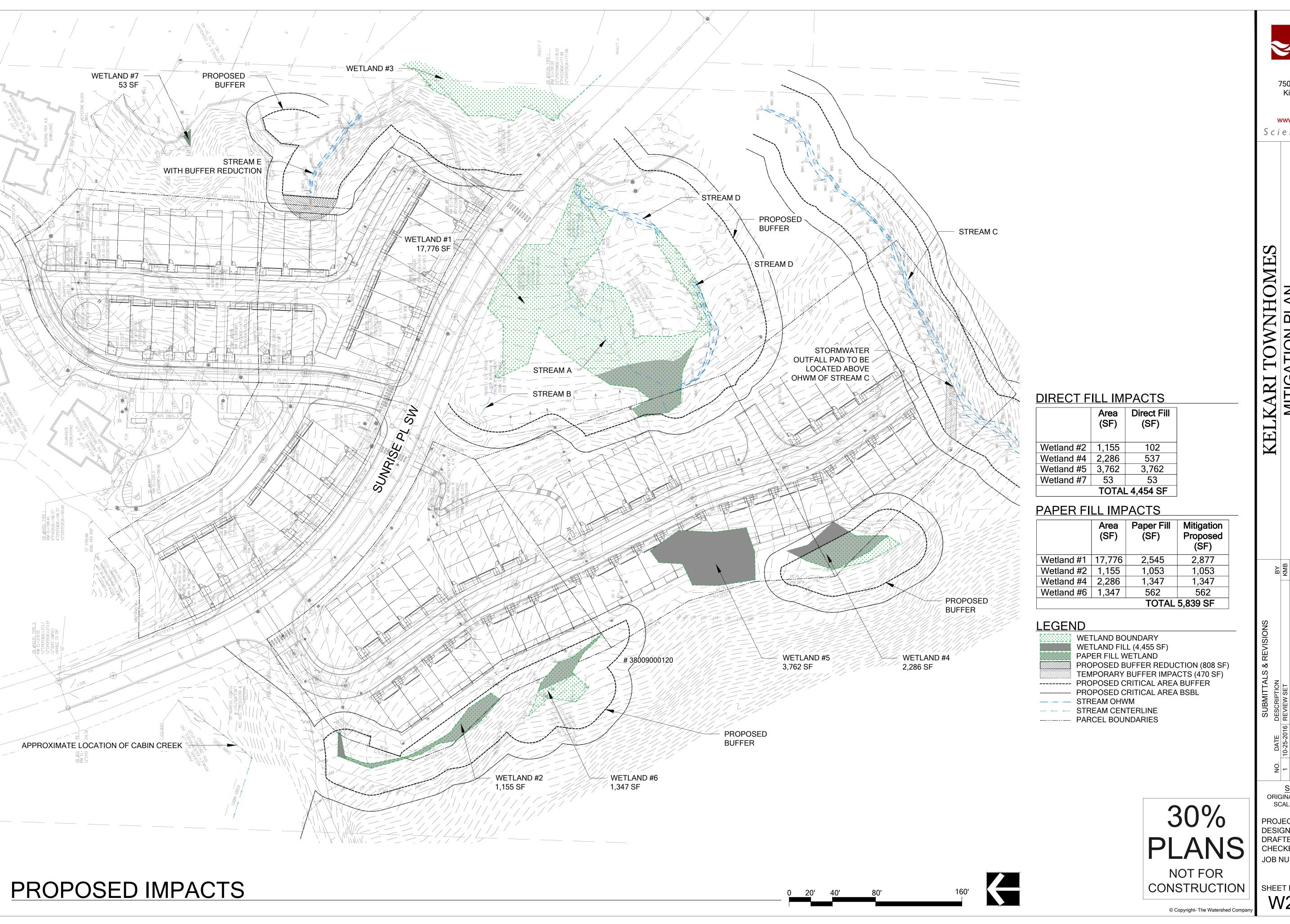
AR/HM

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CONSTRUCTION







WATERSHED COMPANY 750 Sixth Street South Kirkland WA 98033 p 425.822.5242

Science & Design

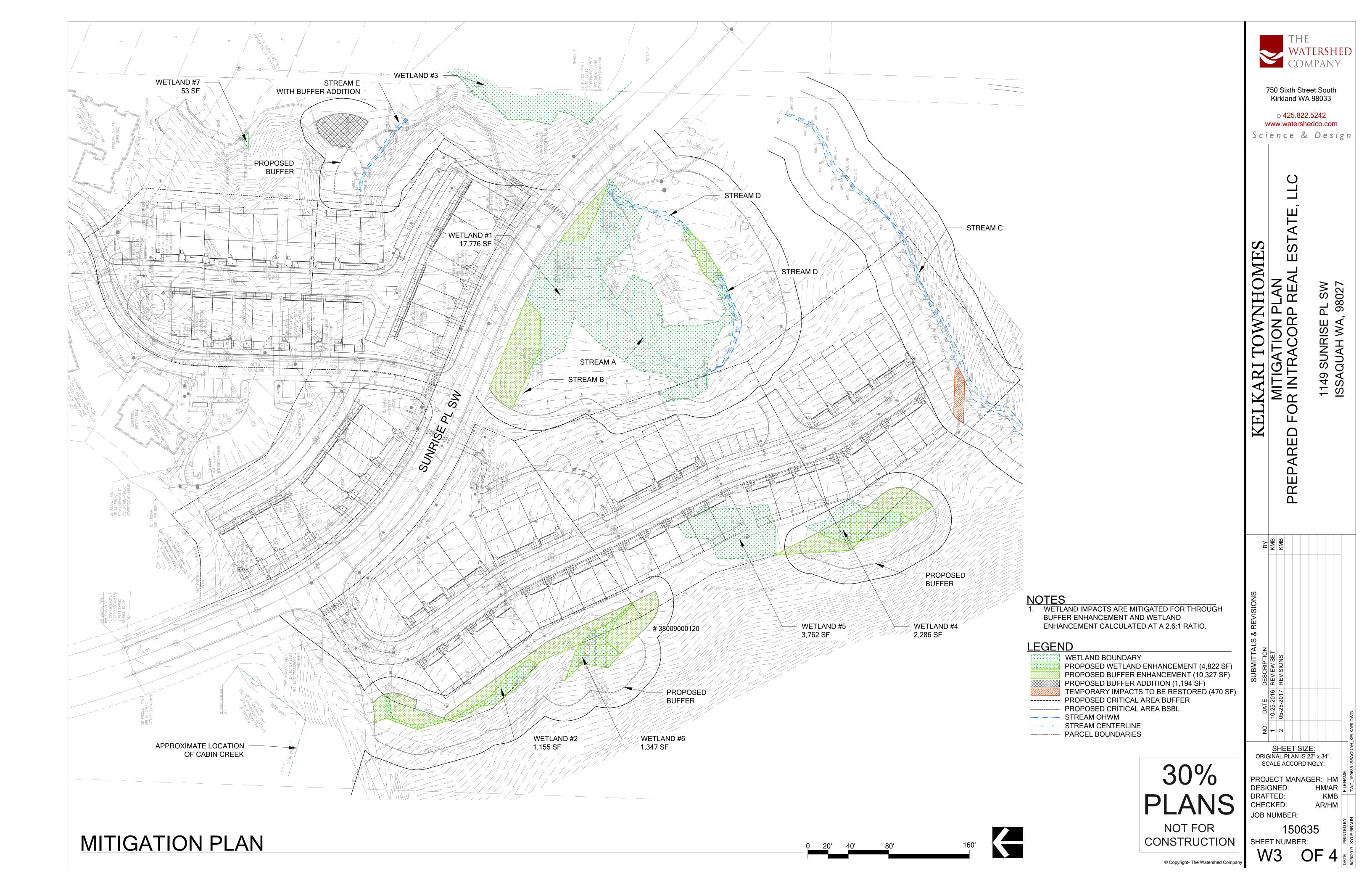
KMB B≺

SHEET SIZE: ORIGINAL PLAN IS 22" x 34". SCALE ACCORDINGLY. PROJECT MANAGER: HM DESIGNED: DRAFTED: CHECKED:

HM/AR KMB AR/HM JOB NUMBER:

150635

SHEET NUMBER:



MITIGATION PLAN NOTES

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL BY ALL JURISDICTIONAL AGENCIES AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF ISSAQUAH.

1) SURVIVAL:

- a. ACHIEVE 100% SURVIVAL OF INSTALLED TREE AND SHRUB PLANTINGS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
- b. ACHIEVE 80% SURVIVAL OF INSTALLED TREE AND SHRUB PLANTINGS BY THE END OF YEAR 2. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.

SURVIVAL BEYOND YEAR 2 CAN BE DIFFICULT TO TRACK. THEREFORE A DIVERSITY STANDARD (BELOW) WILL BE USED IN YEARS 3-5.

2) NATIVE COVER AND DIVERSITY:

- a. ACHIEVE 50% COVER OF NATIVE TREES, SHRUBS, AND GROUNDCOVERS BY YEAR 3. NATIVE VOLUNTEER SPECIES (BUT NOT GRASSES) MAY COUNT TOWARDS THIS COVER STANDARD.
- b. ACHIEVE 80% COVER OF NATIVE TREES AND SHRUBS AND GROUNDCOVERS BY YEAR 5. NATIVE VOLUNTEER SPECIES (BUT NOT GRASSES) MAY COUNT TOWARDS THIS COVER STANDARD. TREES AND SHRUBS MUST ACCOUNT FOR A MINIMUM OF 65% COVER.
- c. SPECIES DIVERSITY: ESTABLISH AT LEAST THREE NATIVE TREE SPECIES, FOUR NATIVE SHRUB SPECIES AND ONE NATIVE GROUNDCOVER SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES (BUT NOT NATURALIZED GRASSES) MAY COUNT TOWARDS THIS STANDARD.
- d. INVASIVE COVER: AERIAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WITHIN THE BUFFER PLANTING AREAS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS ARE DEFINED AS THOSE LISTED BY THE WASHINGTON STATE NOXIOUS WEED CONTROL BOARD AS CLASS A, B, OR C.

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED IN THE PRECEDING SECTION.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL (THE WATERSHED COMPANY [(425) 822-5242], OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS) PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

DURING THE AS-BUILT INSPECTION, THE MONITORING RESTORATION SPECIALIST SHALL INSTALL MONITORING TRANSECTS IN THE WETLAND AND BUFFER ENHANCEMENT AREAS AND ESTABLISH PHOTO POINTS. APPROXIMATE TRANSECT AND PHOTO POINT LOCATIONS SHALL BE MARKED ON THE AS-BUILT PLAN. AT LEAST SIX, 50-FOOT TRANSECTS SHALL BE ESTABLISHED IN THE PLANTING AREAS, INCLUDING AT LEAST ONE IN EACH ENHANCEMENT AREA.

MONITORING WILL TAKE PLACE TWICE ANNUALLY FOR FIVE YEARS, INCLUDING A SPRING MAINTENANCE INSPECTION AND A FORMAL MONITORING INSPECTION TO OCCUR IN THE LATE SUMMER OR EARLY FALL. YEAR 1 MONITORING WILL COMMENCE IN THE FIRST FALL SUBSEQUENT TO INSTALLATION.

SPRING MONITORING

THE SPRING MAINTENANCE INSPECTION SHALL INCLUDE THE FOLLOWING, REPORTED IN A BRIEF MEMO SUBMITTED TO THE PROPERTY OWNER AND/OR MAINTENANCE CREWS:

- 1) CONDUCT A WEED AND MAINTENANCE INSPECTION IN THE SPRING TO IDENTIFY ANY MAINTENANCE NEEDS NECESSARY TO PREPARE THE SITE FOR THE UPCOMING GROWING SEASON.
- 2) SUMMARIZE FINDINGS IN A SPRING MAINTENANCE MEMO FOR THE RESPONSIBLE PARTY.

LATE SUMMER/FALL MONITORING

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF ISSAQUAH:

- 1) SUMMARY OF THE SPRING MAINTENANCE VISIT RECOMMENDATIONS.
- 2) VISUAL ASSESSMENT OF THE OVERALL SITE.
- 3) YEAR 1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES.
- 4) COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
- 5) ESTIMATE OF NATIVE COVER USING THE LINE-INTERCEPT METHOD ALONG ESTABLISHED TRANSECTS. ALL PLANTED AREAS NOT DIRECTLY COVERED BY TRANSECTS WILL BE VISUALLY ASSESSED AND NOTED AS TO HOW THEY ARE MEETING THE PERFORMANCE STANDARDS.
- 6) VISUAL ESTIMATE OF NATIVE GROUNDCOVER.
- 7) ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER WITHIN PLANTING AREAS USING THE LINE-INTERCEPT METHOD AND/OR VISUAL ESTIMATES ARE PRACTICAL.
- 8) TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
- 9) PHOTOGRAPHIC DOCUMENTATION FROM FIXED REFERENCE POINTS AND/OR TRANSECT ENDS.
 10) ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
- 11) RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

SITE MAINTENANCE REQUIREMENTS

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION.

- 1) FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT AND THE SPRING MAINTENANCE MEMO.
- 2) GENERAL WEEDING FOR ALL PLANTED AREAS:
 - a. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY, LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
 - b. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
 - c. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
 - d. ENSURE THAT ESTABLISHED HIMALAYAN BLACKBERRY CANES OUTSIDE OF THE PLANTING AREAS ARE CUT BACK AT LEAST 10 FEET FROM THE PLANTING AREAS.
- 3) APPLY SLOW RELEASE, PHOSPHORUS-FREE, GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
- 4) REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS.
- 5) REPLACE DEAD PLANTS FOUND IN THE SUMMER MONITORING VISITS DURING THE UPCOMING FALL/WINTER DORMANT SEASON (OCTOBER 15 TO MARCH 1) OR AT THE DIRECTION OF THE RESTORATION PROFESSIONAL.
- 6) PROVIDE IRRIGATION FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF ONE INCH OF WATER PROVIDED PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH FOR AT LEAST THE FIRST TWO YEARS FOLLOWING INSTALLATION THROUGH THE OPERATION OF A TEMPORARY IRRIGATION SYSTEM.



KELKARI TOWNHOMES

MITIGATION PLAN
PARED FOR INTRACORP REAL ESTATE, 1

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SUBMITTALS & REVISIC

SUBMITTALS & REVISION

NO. DATE DESCRIPTION

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: HM
DESIGNED: HM/AR
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DRAFTED: KMB
CHECKED: AR/HM

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150635

30%
PLANS
NOT FOR
CONSTRUCTION

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MITIGATION PLAN NOTES